

**ORDINANCE NO. 970327-F**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**TRACT 1: TWO PARCELS OF LAND CONSISTING OF AN 8.147 ACRE TRACT OF LAND AND AN 11.272 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "MF-1-CO" MULTIFAMILY RESIDENCE (LIMITED DENSITY) DISTRICT AND "SF-6-CO" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICTS, TO "GO-CO" GENERAL OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, AND**

**TRACT 2: 11.1405 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "GO-CO" GENERAL OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,**

**LOCALLY KNOWN AS THE PROPERTY LOCATED AT SOUTHWEST PARKWAY AND VEGA AVENUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the respective base zoning districts on the property (the "Property") described in File No. C14-96-0161, as follows:

Tract 1: From "MF-1-CO" Multifamily Residence (Limited Density) district and "SF-6-CO" Townhouse and Condominium Residence district-Conditional Overlay combining districts to "GO-CO" General Office district-Conditional Overlay combining district.

Two parcels of land consisting of an 8.147 acre tract of land and an 11.272 acre tract of land out of the Thomas Anderson Survey No. 17, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: From "LO-CO" Limited Office district-Conditional Overlay combining district to "GO-CO" General Office district-Conditional Overlay combining district.

11.1405 acre tract of land out of the Thomas Anderson Survey No. 17, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as the property located at Southwest Parkway and Vega Avenue, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "C".

**PART 2.** The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

Tracts 1 and 2:

1. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.
2. There shall be no vehicular access from the Property to Parkwood Drive, Oakclaire Drive, Oak Boulevard West and U.S. Highway 290 West, EXCEPT FOR EMERGENCY VEHICLES. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
3. Vehicular parking is prohibited within 200 feet of the existing SF-2 single family residence neighborhoods to the south of the Property.
4. Outdoor lighting is prohibited for any football field, softball field, track, or similar sports or recreational field within 200 feet of the existing SF-2 single family residence neighborhoods to the south of the Property.
5. A five foot high chain link fence will be constructed by the owner of the Property along the northerly property line of the Oak Park Subdivision located to the south of the Property.

6. No structure shall exceed a height of 40 feet except for the following: a gymnasium or similar facility which require additional height but are considered to be one-story structures; bell towers, antennas, spires, or lighting standards.

7. There shall be a 200 foot setback from the SF-2 single family residence neighborhoods to the south of the Property for all recreational or sport fields, including but not limited to, softball, baseball, soccer or football fields.

Tract 2 only:

No habitable structures of any kind shall be constructed on the Property (Tract 2) except for gazebos or other similar open-air structures.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "GO" General Office base district and other applicable requirements of the Land Development Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on April 7, 1997.

**PASSED AND APPROVED**

March 27

, 1997.

§  
§  
§



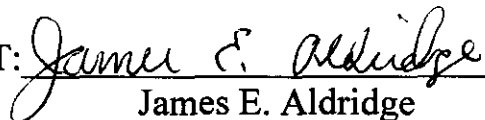
Bruce Todd  
Mayor

APPROVED:



Andrew Martin  
City Attorney

ATTEST:



James E. Aldridge  
City Clerk

TRACT 2 - 8.147 ACRES

COMMENCING FOR REFERENCE at a point in the south right-of-way line of Boston Lane (50 foot ROW), said point also being the most northerly corner of the above mentioned 92.961 acre tract, said point also being the northeast corner of an 89.08 acre tract described in a deed to George Lee Miller in Volume 2412, Page 282 of the Travis County Deed Records;

THENCE with the east line of said 89.08 acre Miller tract, S29°41'W 473.13 feet to the POINT OF BEGINNING of the herein described tract;

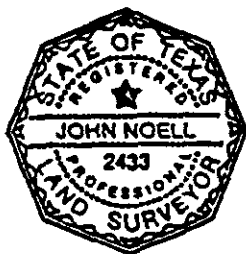
THENCE departing said east line and through the interior of said 92.961 acre tract the following 7 (seven) courses;

- 1) S60°19'E 45.00 feet to a point of curvature;
- 2) Along a curve to the left having a radius of 600.00 feet, a central angle of 44°00' and whose chord bears S07°41'W 449.53 feet to a point of tangency;
- 3) S14°19'E 287.58 feet to a point;
- 4) S75°41'W 226.52 feet to a point of curvature;
- 5) Along a curve to the left having a radius of 850.00 feet, a central angle of 10°30' and whose chord bears S70°26'W 155.55 feet to a point of tangency;
- 6) S65°11'W 111.90 feet to a point;
- 7) N23°29'37"W 472.99 feet to an angle point in the northwest line of the above mentioned 92.961 acre tract also being an angle point in the above mentioned 89.08 acre Miller tract;

THENCE with said northwest line the following 3 (three) courses:

- 1) N28°38'E 444.38 feet to an angle point;
- 2) S61°12'E 303.10 feet to an angle point;
- 3) N29°41'E 257.50 feet to the POINT OF BEGINNING

PREPARED BY URBAN DESIGN GROUP



BASED ON OFFICE CALCULATIONS BY UDG  
AND GROUND SURVEYS BY OTHERS

  
John Noell, R.P.L.S. No. 2433

4-17-91  
Date

EXHIBIT A  
LEGAL DESCRIPTION FOR ZONING PURPOSES  
TRACT 1 - 11.272 ACRES

DESCRIPTION OF 11.272 ACRES OUT OF THE THOMAS ANDERSON SURVEY NO. 17, TRAVIS COUNTY, TEXAS, SAID 11.272 ACRES BEING A PORTION OF THAT CERTAIN TRACT ONE DESCRIBED AS 92.961 ACRES IN A SUBSTITUTE TRUSTEE'S DEED TO FIRST REPUBLICBANK AUSTIN, N.A. OF RECORD IN VOLUME 10668, PAGE 956, TRAVIS COUNTY DEED RECORDS; SAID 11.272 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an ell corner in the southwest line of said 92.961 acre tract, said corner also being the northeast corner of the Resubdivision of Lots 25 - 42, Section No. 3 of the Oak Park Subdivision of record in Book 50, Page 89, Travis County Plat Records;

THENCE along said southwest line, also being the north line of said Resubdivision,  $\sqrt{N60^{\circ}52'W}$  477.68 feet to a point and  $\sqrt{N61^{\circ}00'W}$  241.22 feet to a point at the northwest corner of the Resubdivision of Section No. 2 and Lots 1 - 21, Section No. 3 of the Oak Park Subdivision of record in Book 26, Page 24 of the Travis County Plat Records;

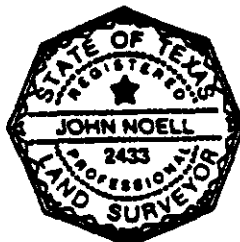
THENCE continuing with said 92.961 acre tract's southwest line,  $\sqrt{N60^{\circ}25'W}$  182.83 feet to a point for the southwest corner hereof;

THENCE departing said southwest line and through the interior of said 92.961 acre tract, the following 11 (eleven) courses:

- 1)  $\sqrt{N28^{\circ}34'24"E}$  95.04 feet to a point on a curve;
- 2) Along a curve to the left having a radius of 410.00 feet, a central angle of  $53^{\circ}23'24"$  and whose chord bears  $S88^{\circ}07'18"E$  368.38 feet to a point of tangency;
- 3)  $N65^{\circ}11'E$  203.77 feet to a point of curvature;
- 4) Along a curve to the right having a radius of 850.00 feet, a central angle of  $10^{\circ}30'00"$  and whose chord bears  $N70^{\circ}26'00"E$  155.55 feet to a point of tangency;
- 5)  $N75^{\circ}41'00"E$  226.52 feet to a point for the north corner hereof;
- 6)  $S14^{\circ}19'00"E$  600.49 feet to a point of curvature;
- 7) Along a curve to the right having a radius of 500.00 feet, a central angle of  $44^{\circ}26'39"$  and whose chord bears  $S07^{\circ}54'19"W$  378.20 feet to a point of tangency.
- 8)  $S30^{\circ}07'39"W$  60.00 feet to a point for the southeast corner hereof;
- 9)  $N33^{\circ}41'07"W$  166.52 feet to a point;
- 10)  $N59^{\circ}02'00"W$  90.00 feet to a point;
- 11)  $N32^{\circ}02'00"W$  140.00 feet to the POINT OF BEGINNING.

PREPARED BY URBAN DESIGN GROUP

BASED ON OFFICE CALCULATIONS BY UDG  
AND GROUND SURVEYS BY OTHERS



HAUFERTS.NET

*John Noell*  
John Noell, R.P.L.S. No. 2433

4-17-91  
Date

**CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
107 NORTH LAMPASAS  
ROUND ROCK, TEXAS 78664  
512-244-3395**

**FIELD NOTES**

**FIELD NOTES FOR 11.1405 ACRES OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS BEING A PORTION OF A 92.9509 ACRE TRACT RECORDED IN VOL. 10666 PG. 956 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an iron pin found at the Northeast corner of Oak Park Subdivision, a subdivision recorded in Book 26 Pg. 24 of the Travis County, Texas Plat Records, said point also being an interior ell corner of said 92.9509 acre tract for the Northwest corner of this tract and the **POINT OF BEGINNING**.

**THENCE** through the interior of said 92.9509 acre tract the following six courses:

- 1) S 32° 02' 00" E, 140.00 feet to a calculated point.
- 2) S 59° 02' 00" E, 90.00 feet to a calculated point.
- 3) S 33° 41' 07" E, 166.52 feet to a calculated point.
- 4) N 30° 07' 39" E, 60.00 feet to a calculated point being a point of curve to the left.
- 5) Along said curve to the left whose elements are  $I = 21^\circ 08' 21"$ ,  $R = 500.00$ ,  $L = 184.47$  feet whose chord bears N 19° 33' 29" E, 183.43 feet to a calculated point.
- 6) S 85° 21' 18" E, 76.94 feet to a calculated point on the East line of said 92.9509 acre tract, also being on the West line of a 46 acre tract recorded in Vol. 847 Pg. 25 of the Travis County, Texas Deed Records for the Northeast corner of this tract.

**THENCE** with the common line of said 46 acre tract and this tract the following three (3) courses:

- 1) S 31° 27' 42" W, 129.87 feet to an iron pipe found.
- 3) S 60° 35' 48" E, 380.03 feet to an iron pipe found.
- 4) S 29° 54' 20" W, 367.90 feet to an iron pin found at the Northwest corner of Resub of Oak Acres, a subdivision recorded in Book 9 Page 91 of the Travis County, Texas Plat Records.

**THENCE** with the common line of Resub Oak Acres and this tract the following two (2) courses:

- 1) S 30° 10' 40" W, 285.29 feet to an iron pipe found for the Southeast corner of this tract.
- 2) N 60° 08' 18" W, 186.71 feet to an iron pipe found.

EXHIBIT "B"

Page 1 of 2

970327-F

FEB. 13, 1997

THENCE N 60° 08' 18" W through the interior of said 92.9509 acre tract, 588.81 feet to a point on the West line of said 92.9509 acre tract, also being on the East line of said Oak Park Subdivision for the Southwest corner of this tract.

THENCE N 29° 58' 47" E with the common line of said 92.9509 acre tract and Oak Park Subdivision, 648.58 feet to the POINT OF BEGINNING and containing 11.1405 acres more or less.

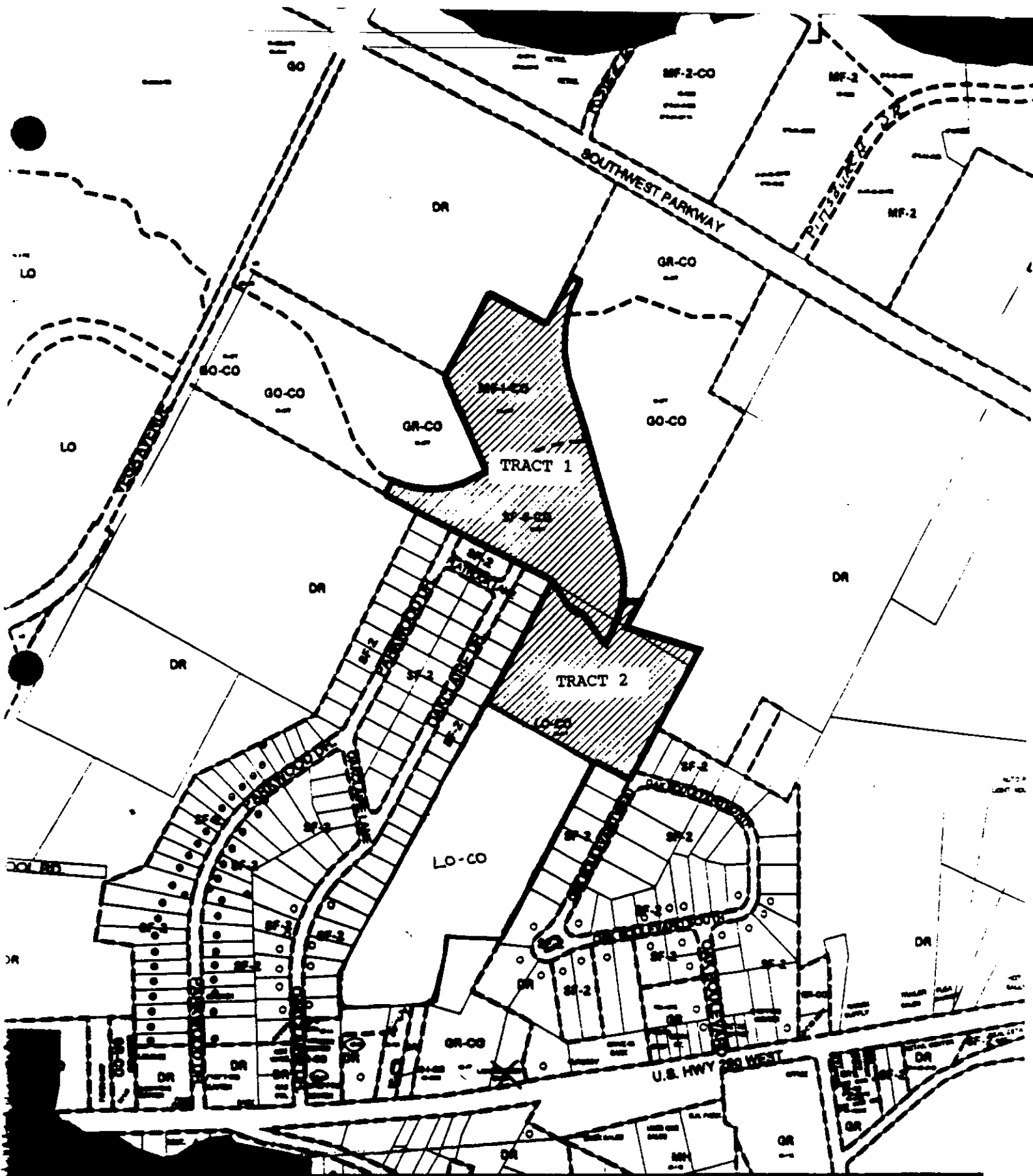
I hereby certify that the foregoing field notes were prepared partially from a survey on the ground in June of 1993 and partially on calculated points and are true and correct to the best of my knowledge and belief.





Witness my hand and seal this the 12th day of February, 1997.

*Herman Crichton*  
Herman Crichton, R.P.L.S. 4046

EXHIBIT 122





 1" = 600'	SUBJECT TRACT		CASE #: C14-96-0161	CITY GRID REFERENCE NUMBER C20,D20
	PENDING CASE		SUBJECT AREA (acres): 30.98	
	ZONING BOUNDARY		ADDRESS: SOUTHWEST PARKWAY and VEGA AVE.	
	CASE MGR: D. Wahlgren			
	CYCLE: 96-12 INTLS: TRC			

970327-F

EXHIBIT "C"



196

# Austin American-Statesman

PO#:  
Ad ID#: 44M806200  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX

78767

ORDINANCE NO. 970327-F  
AN ORDINANCE REZONING AND  
CHANGING THE ZONING MAP AC-  
COMPANYING CHAPTER 13-2 OF  
THE CITY CODE AS FOLLOWS:  
TRACT 1: TWO PARCELS OF LAND  
CONSISTING OF AN 8.147 ACRE  
TRACT OF LAND AND AN 11.272  
ACRE TRACT OF LAND OUT OF THE  
THOMAS ANDERSON SURVEY NO.  
17, FROM "MF-1-CO" MULTIFAMILY  
RESIDENCE (LIMITED DENSITY) DIS-  
TRICT AND "SF-4-CO" TOWNHOUSE  
AND CONDOMINIUM RESIDENCE  
DISTRICT-CONDITIONAL OVERLAY  
COMBINING DISTRICTS TO "GO-  
CO" GENERAL OFFICE DISTRICT-  
CONDITIONAL OVERLAY COMBIN-  
ING DISTRICT, AND  
TRACT 2: 11.1405 ACRE TRACT OF  
LAND OUT OF THE THOMAS ANDER-  
SON SURVEY NO. 17, FROM "LO-CO"  
LIMITED OFFICE DISTRICT-CONDI-  
TIONAL OVERLAY COMBINING DIS-  
TRICT TO "GO-CO" GENERAL  
OFFICE DISTRICT-CONDITIONAL  
OVERLAY COMBINING DISTRICT,  
LOCALLY KNOWN AS THE PROPERTY

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,  
State of Texas, on this day personally appeared:

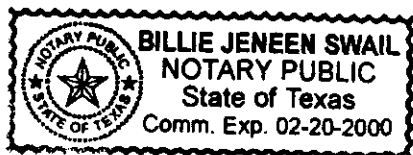
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	4/8/97	Last Published:	4/8/97
Times Published:	1	Classification:	9980
Lines:	33	Cost:	\$86.46

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 8th day of Apr 1997



Billie Jeneen Swail  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541